

MEMORANDUM

TO: Planning Commissioners

FROM: Greg Czaplewski, Planning Department 

SUBJECT: Change of Zone # 06036

DATE: May 30, 2006

CC: Ken Cannata
Parker-Hannifin Corporation
6035 Parkland Boulevard
Cleveland, OH 44124
Owner: Parcel 1

Ron Skoda
Skoda Development
14030 "O" Street
Lincoln, NE 68520
Owner: Parcel 2

The above referenced change of zone was scheduled for the June 7, 2006 Planning Commission hearing. The recommendation for parcel 2 was advertised as H-2 Highway Business, but has changed to H-3 due to the size of the existing warehouse storage bays. After reviewing building permits for existing uses on parcel 2, it was discovered that changing to H-2 would create nonconforming uses. H-2 zoning limits mini-storage bays to a maximum dimension of 22' x 36', and limits warehouse bays to 600 square feet. The largest existing bays are 12' x 60', or 720 square feet, exceeding the minimum requirements for both use types under H-2 zoning. H-3 zoning has the same mini-warehouse limitation, but no limitation on warehouses.

Since this represents a change from what was shown in the legal advertisement, please defer this application until the June 21, 2006 meeting date so a revised legal ad may be published. The staff report will be presented in the agenda for June 21.

Thank you.